

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

SB 3431 - HB 3640

March 2, 2012

SUMMARY OF BILL: Requires the counties in a planning region to create a Property Rights Advisory Counsel (PRAC) comprised of at least three volunteer residents within the planning region. The PRAC will review all proposed zoning or comprehensive plan amendments to ensure that the proposed compulsory land-use controls are necessary and that private alternatives to land-use controls have been proven by clear and convincing evidence to be unfeasible.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- Adds a new review level through a Property Rights Advisory Council (PRAC) before the regional planning commission makes recommendations to the county board of commissioners on a comprehensive plan or zoning amendment.
- According to the Department of Environment and Conservation, the bill will not affect municipal planning or zoning authority.
- No compensation is anticipated for the volunteer residents who will review the proposed amendments.
- No fiscal impact on state or local government.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "Lucian D. Geise".

Lucian D. Geise, Executive Director

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